

May 27, 2014

The Wayne Community Redevelopment Authority met in regular session at City Hall on Tuesday, May 27, 2014, at 4:15 o'clock p.m. Chair Ken Chamberlain called the meeting to order with the following in attendance: Members Mark Lenihan, Corby Schweers, and Nick Muir; City Attorney Amy Miller; City Administrator Lowell Johnson; and City Clerk Betty McGuire. Absent: Members Cale Giese, Jon Meyer, and Randy Larson.

Notice of the convening meeting was given in advance by advertising in the Wayne Herald on May 15, 2014, and a copy of the meeting notice and agenda were simultaneously given to the Chair and all members of the Community Redevelopment Authority. All proceedings hereafter shown were taken while the Authority convened in open session.

Chair Chamberlain advised the public that a copy of the Open Meetings Act was located on the south wall of the Council Chambers and was available for public inspection. In addition, he advised the public that the Community Redevelopment Authority may go into closed session to discuss certain agenda items to protect the public interest or to prevent the needless injury to the reputation of an individual and if such individual has not requested a public hearing.

Member Schweers made a motion, which was seconded by Member Lenihan, to approve the minutes of the April 29, 2014, meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

Member Muir made a motion, which was seconded by Member Schweers, to approve the following CRA Claims:

- Pieper & Miller – Legal Services \$2,419.00

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

Chair Chamberlain stated the following CRA Resolution would recommend approval of a Redevelopment Plan Amendment for Lots 1 and 19 of Benscoter Addition Planned Unit Development Replat 2 of the City of Wayne, Wayne County, Nebraska.

This will amend the existing Redevelopment Plan to add those two lots to said Plan. This is done on an annual basis, as the lots are sold/built upon (called a rolling TIF). The “rolling TIF” makes sure we get the full 15-year term for each lot that is sold.

Member Muir introduced CRA Resolution 2014-2 and moved for its approval; Member Lenihan seconded.

CRA RESOLUTION NO. 2014-2

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT CONTRACT AND PLAN AMENDMENT FOR THE BENSCOTER SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT IN THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

Chair Chamberlain stated the following Resolution would amend the Redevelopment Plan for Western Ridge to add Lots 2, 8, 9, 10, 12, 13 and 39, Amended Plat of Western Ridge II Addition, Lots 3, 4, 5, and 6, Neihardt Administrative Replat of

Lots 27-33, Amended Plat of Western Ridge II Addition, and Lot 1 of the Bressler Court Administrative Replat of Lots 41-46 of the Amended Plat of Western Ridge II Addition to the City of Wayne, Wayne County, Nebraska.

Again, this will amend the existing Redevelopment Plan to add those lots to said Plan to make sure we get the full 15-year term for each lot that is sold.

Member Muir introduced CRA Resolution 2014-3 and moved for its approval; Member Schweers seconded.

CRA RESOLUTION NO. 2014-3

A RESOLUTION RECOMMENDING APPROVAL OF A REDEVELOPMENT PLAN AMENDMENT FOR THE WESTERN RIDGE SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT PROJECT IN THE CITY OF WAYNE, NEBRASKA; AND APPROVAL OF RELATED ACTIONS.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

The Authority then reviewed the Redevelopment Contract and Redevelopment Plan for “The Jug Store, LLC” (Ken Jorgensen).

A motion was made by Member Lenihan and seconded by Member Muir to forward the Redevelopment Contract and Redevelopment Plan for “The Jug Store, LLC,” as prepared by Attorney Mike Bacon, to the Planning Commission for their recommendation. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

Chair Chamberlain stated the following Resolution would authorize the issuance of a tax increment revenue bond on behalf of Wayne Rentals, LLC. The bond amount is \$250,000.00.

Member Muir introduced CRA Resolution 2014-4 and moved for its approval; Member Lenihan seconded.

CRA RESOLUTION NO. 2014-4

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE BOND; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND; PLEDGING REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AUTHORIZING THE SALE OF SAID BOND; PROVIDING FOR A GRANT; PROVIDING FOR A REDEVELOPMENT CONTRACT AND PROVIDING FOR THIS RESOLUTION TO TAKE EFFECT.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

Chair Chamberlain stated the following Resolution would authorize the issuance of a tax increment revenue bond on behalf of Mid Plains Grain, LLC. The bond amount is \$200,000.00.

Member Schweers introduced CRA Resolution 2014-5 and moved for its approval; Member Muir seconded.

CRA RESOLUTION NO. 2014-5

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF WAYNE, NEBRASKA, AUTHORIZING THE ISSUANCE OF A TAX INCREMENT REVENUE BOND; PROVIDING FOR THE TERMS AND PROVISIONS OF SAID BOND; PLEDGING REVENUES OF THE AUTHORITY PURSUANT TO THE COMMUNITY DEVELOPMENT LAW; AUTHORIZING THE SALE OF SAID BOND; PROVIDING FOR A GRANT; PROVIDING FOR A REDEVELOPMENT CONTRACT AND PROVIDING

FOR THIS RESOLUTION TO TAKE EFFECT.

Chair Chamberlain stated the motion, and the result of roll call being all Yeas, with the exception of Members Giese, Meyer and Larson who were absent, the Chair declared the motion carried.

Discussion took place on other “potential properties of interest.” Those properties discussed were Riley’s, Mineshaft Mall, Hair Studio, and the property in front of the Pacific Coast Feather property.

Member Muir made a motion, which was seconded by Member Schweers to adjourn the meeting. Chair Chamberlain stated the motion, and the result of roll call being all Yeas, the Chair declared the motion carried, and the meeting adjourned at 4:36 p.m.